



AGENDA

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ June 13, 2013 at 7:00 pm

Place 1 Michelle Stephenson

Place 2 Vacant

Place 3 Ronald Abruzzese – Vice Chair

Place 4 Sid Sokol

Place 5 Richard Allen

Place 6 Betty Saenz

Place 7 Jeff Seiler

1. Call to Order
2. Roll Call
3. Approval of Minutes:
Regular Planning & Zoning Meeting: May 23, 2013
4. Swearing in of the new Planning and Zoning Commissioner: Place 2 (Joel Wixson).
 - New Commissioner takes his place on dais
5. Election of Chairman
 - A. Nomination for position of Chairman
 - B. Discussion of nominees
 - C. Election of Chairman

6. Election of Vice Chairman
 - A. Nomination for position of Vice Chairman
 - B. Discussion of nominees
 - C. Election of Vice Chairman
7. Director's report to P & Z Commissioners on actions taken by the City Council on recommendations from the Commission.
8. Citizen Communications - Three (3) minutes of time is allowed, per speaker

Public Hearing

9. Subdivision Case 12-SFP-009: Public hearing and consider action on the Hidden Mesa Subdivision, Resubdivision of Lot 42, Short Form Final Plat; for approximately 6.016 acres more or less; Parcels #345040 and 354044; located at 201 Hidden Mesa, Lot 43 Hidden Mesa, Leander, Travis County, Texas. Applicant: Steve Womack on behalf of Larry Ford
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action
10. Zoning Case 13-TOD-001: Hold a public hearing and consider action on the rezoning of two parcels, generally located 300 feet north of the intersection of CR 273/Mel Mathis and RM 2243 for 21.80 acres more or less; Parcels #R031324 & R510026. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development) and the applicant is proposing an amendment to the PUD/TOD Leander, Williamson County, Texas. Applicant Jeff Musgrove on behalf of TVI, LTD
 - a) Staff Presentation
 - b) Applicant Presentation
 - c) Open Public Hearing
 - d) Close Public Hearing
 - e) Discussion
 - f) Consider Action

11. Zoning Case #13-Z-016: Hold a public hearing and consider action on a Comprehensive Plan Amendment and the rezoning of two parcels located on the northwest and northeast corners of RM 2243 and Mel Mathis/CR273 for 11.49 acres more or less; Parcels #R031323 & R510300. Currently, the property is zoned PUD/TOD (Planned Unit Development/Transit Oriented Development). The property is proposed to be zoned GC-3-C (General Commercial), Leander, Williamson County, Texas. Applicant: Doyle Leslie, Sawtooth Enterprises, LTD

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

12. Zoning Case #13-Z-014: Hold a public hearing and consider action on the rezoning of three parcels located at 10820 and 10824 E. Crystal Falls Parkway for 15.41 acres more or less; Parcels #R031227, R432781 and R051457. Currently, the property is zoned LC-1-B (Local Commercial) MF-2-B (Multi-Family) and SFC-2-B (Single Family Compact). The property is proposed to be zoned LC-1-C (Local Commercial) and SFC-2-B (Single Family Compact) Leander, Williamson County, Texas. Applicant: John Avery, Jr. on behalf of CWHs 272 LTD and CS Leander I, LTD.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

13. Zoning Case #13-Z-015: Hold a public hearing and consider action on the rezoning of a parcel located at approximately 6,000 ft. to the northeast of the intersection of RM 1431 and Nameless Rd, in Crystal Falls West, Section One for 41.40 acres more or less; Parcel #382583. Currently, the property is zoned SFU-2-A (Single Family Urban), SFS-2-A (Single Family Suburban), and SFE-2-A (Single Family Estate). The property is proposed to be zoned SFC-2-A (Single Family Compact), SFU-2-A (Single Family Urban) SFS-2-A (Single Family Suburban), Leander, Travis County, Texas. Applicant: Samuel Kiger on behalf of Travisso, Ltd.

Postponed

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

14. Zoning Case #13-Z-017: Hold a public hearing and consider action on the rezoning of a parcel located at Lot 22, Blk, B Leander Heights, Sec. 2, 503 Horseshoe Dr. for 1.65 acres more or less; Parcel #R036483. Currently, the property is zoned SFU/MH-2-B (Single Family Urban/Manufactured Homes). The property is proposed to be zoned TF-2-B (Two-Family), Leander, Williamson County, Texas.
Applicant: Gary Eli Jones, P.E. on behalf of Ricky Shipman.

- a) Staff Presentation
- b) Applicant Presentation
- c) Open Public Hearing
- d) Close Public Hearing
- e) Discussion
- f) Consider Action

15. Discussion of future workshop topics.

16. Meeting Adjourned

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551. The City of Leander is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at 512/ 528-2700 for information. Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above notice of the Regular Meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 7th day of June, 2013 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Tom Yantis – Planning Director